

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 09/07/2021

Time: Between 12:00 PM to 3:00 PM and beginning not earlier than 12:00 PM to 3:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Atascosa County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/31/2012 and recorded in the real property records of Atascosa County, TX and is recorded under Clerk's File/Instrument Number, with ELVIN E. STINSON and MAUREEN M. STINSON (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR

URBAN FINANCIAL GROUP, INC. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ELVIN E. STINSON and MAUREEN M. STINSON, securing the payment of the indebtedness in the original amount of \$266,487.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of FINANCE OF AMERICA HECM BUYOUT 2020-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL OF TRACT NUMBER TWENTY-FWE (25), PLAT NO. 1 OF OAK PARK ESTATES, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF RECORD ON SHEET 63-B (NPC, OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

FILED FOR RECORD

2021 AUG -5 PM 1:43

DIANE GONZALES  
ATASCOSA COUNTY CLERK

8 *B. Chapa* DEPUTY



4733219

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of FINANCE OF AMERICA HECM BUYOUT  
2020-HB1  
2900 Esperanza Crossing  
Austin, TX 78758

Troy Martin

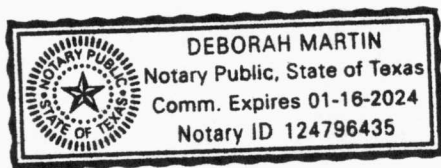
**SUBSTITUTE TRUSTEE**

Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of August, 2021.



Deborah Martin  
NOTARY PUBLIC in and for

Medina COUNTY  
My commission expires: 1/16/2024  
Print Name of Notary: Deborah Martin

**CERTIFICATE OF POSTING**

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on August 5, 2021 I filed at the office of the Atascosa County Clerk and caused to be posted at the Atascosa County courthouse this notice of sale.

Troy Martin  
Declarants Name: Troy Martin  
Date: 8/5/2021